

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals (ZBA) of the Town of Darien, Connecticut will meet in the Auditorium (or alternative if necessary) of the Darien Town Hall, 2 Renshaw Road at 7:45 P.M. on Wednesday, September 9, 2015 or any adjournment or adjournments thereof, to conduct Public Hearings and/or act on the following:

CALENDAR NO. 41-2015 The application of William I. Haslun II, Esq. and Johnson, Haslun & Hogeman LLC on behalf of Giovanni's at Water's Edge and PR Partnership LLC submitted on June 19, 2015 for variances of Sections 381-387, 406, and 904 of the Darien Zoning Regulations; to allow the construction of a one story entry canopy addition; and modification of the front dropoff, parking, and landscape areas; Sections 381-387: enlargement of a non-conforming building and intensification of a non-conforming use; Section 406: 0.5 in lieu of 30.0 feet minimum required front yard setback; and Section 904: expansion of gross floor area with a possible reduction from the approximately 33 valid parking spaces on a property with deficient existing parking quantity. The property is situated on the south side of the Boston Post Road opposite the intersection of Brookside Drive and is shown on Assessor's Map #54 as Lot #35, being 2748 Boston Post Road and located in an R-1/3 (residential) Zone.

CALENDAR NO. 31-2015 The application of Arthur & Mary Bellis submitted on May 4, 2015 for a variance of Section 406 of the Darien Zoning Regulations; to allow the construction of a one story covered front porch; Section 406: 44.8 in lieu of 50.0 feet minimum required front yard setback. The property is located on the north side of Marianne Road at the intersection with Shady Acres Road and is shown on Assessor's Map #1 as Lot #92, being 22 Marianne Road and located in an R-2 (residential) Zone.

CALENDAR NO. 42-2015 The application of ERI Building and Design, Jeffrey McDougal and William W. Seymour and Assoc. on behalf of William & Catherine Wappler submitted on August 4, 2015 for an interpretation of Section 385 and a variance of Section 334 of the Darien Zoning Regulations; to allow the construction of a replacement two and one-half story house; Section 385: a determination that the subject lot is a legal nonconforming building lot with 178.7 in lieu of 200.0 feet minimum required lot width, and can be properly developed with adequate related site improvements; and Section 334: construction on a building lot with 178.7 in lieu of 200.0 feet minimum required lot width. The property is situated on the east side of Brookside Road approximately 600 feet south of the intersection with Stephen Mather Road and is shown on Assessor's Map #1 as Lot #64, being 390 Brookside Road and located in an R-2 (residential) Zone.

CALENDAR NO. 43-2015 The application of Neil Hauck, AIA and Neil Hauck Architects LLC on behalf of First Congregational Church of Darien submitted on

August 12, 2015 for an interpretation of Section 210 and/or a variance of Section 825 of the Darien Zoning Regulations; to allow the construction of interior alterations and façade improvements to the 11 Brookside Road building; Section 210: an interpretation of “substantial improvement” relative to this property; and Section 825: maintenance of existing lower level space at 51.4 in lieu of 53.1 minimum required floor elevation. The subject property is situated on the southeast corner formed by the intersection of Boston Post Road and Brookside Road and shown on Assessor’s Map #16 as Lots #92, 93, 94 & 95, being 11 Brookside Road and located in the DB-1 (commercial) Zone.

CALENDAR NO. 44-2015 The application of Wilder G. Gleason, Esq. and Gleason & Associates LLC on behalf of St. John’s Roman Catholic Church submitted on August 12, 2015 for variances of Sections 373, 406 and 927; to allow the display of monuments/headstones and the use of a hanging sign including the word “monument”; Section 373: to allow the display of articles for sale in the front yard setback space; Section 406: 12.0 in lieu of 30.0 feet minimum required front yard setback and 34.0 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Camp Avenue for the monuments/headstones; and Section 927: to allow the word “monument” on the sign located within the front yard setback space. The subject property is located on the southwest corner of the intersection formed by Hoyt Street and Camp Avenue and is shown on Assessor’s Map #31 and Lot #38, being 25 Camp Avenue and located in the R-1/3 (residential) Zone.

Plans and related application materials may be reviewed during regular office hours, Monday through Friday 8:30 A.M. to 4:30 P.M. at the Planning and Zoning Office, Town Hall, 2 Renshaw Road, Darien, CT. At the Public Hearing, interested persons may be heard and written communication may be received.

Gary Greene, Chair